



LSI
COMPANIES

OFFERING MEMORANDUM

1920 VICTORIA AVE

1,686± SQ. FT. OFFICE & APARTMENT FOR SALE - DOWNTOWN FORT MYERS, FL

PROPERTY SUMMARY

Property Address: 1920 Victoria Ave
Fort Myers, FL, 33901

County: Lee

Property Type: Office and Apartment

Property Size: 1,686± Sq. Ft.

Zoning: Neighborhood Commercial

STRAP Number: 23-44-24-P2-0160F.0010

Tax Info: \$7,080 (2025)

LIST PRICE:
\$625,000

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SALES EXECUTIVE



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Senior Broker



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Sawyer Gregory
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OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

EXECUTIVE SUMMARY

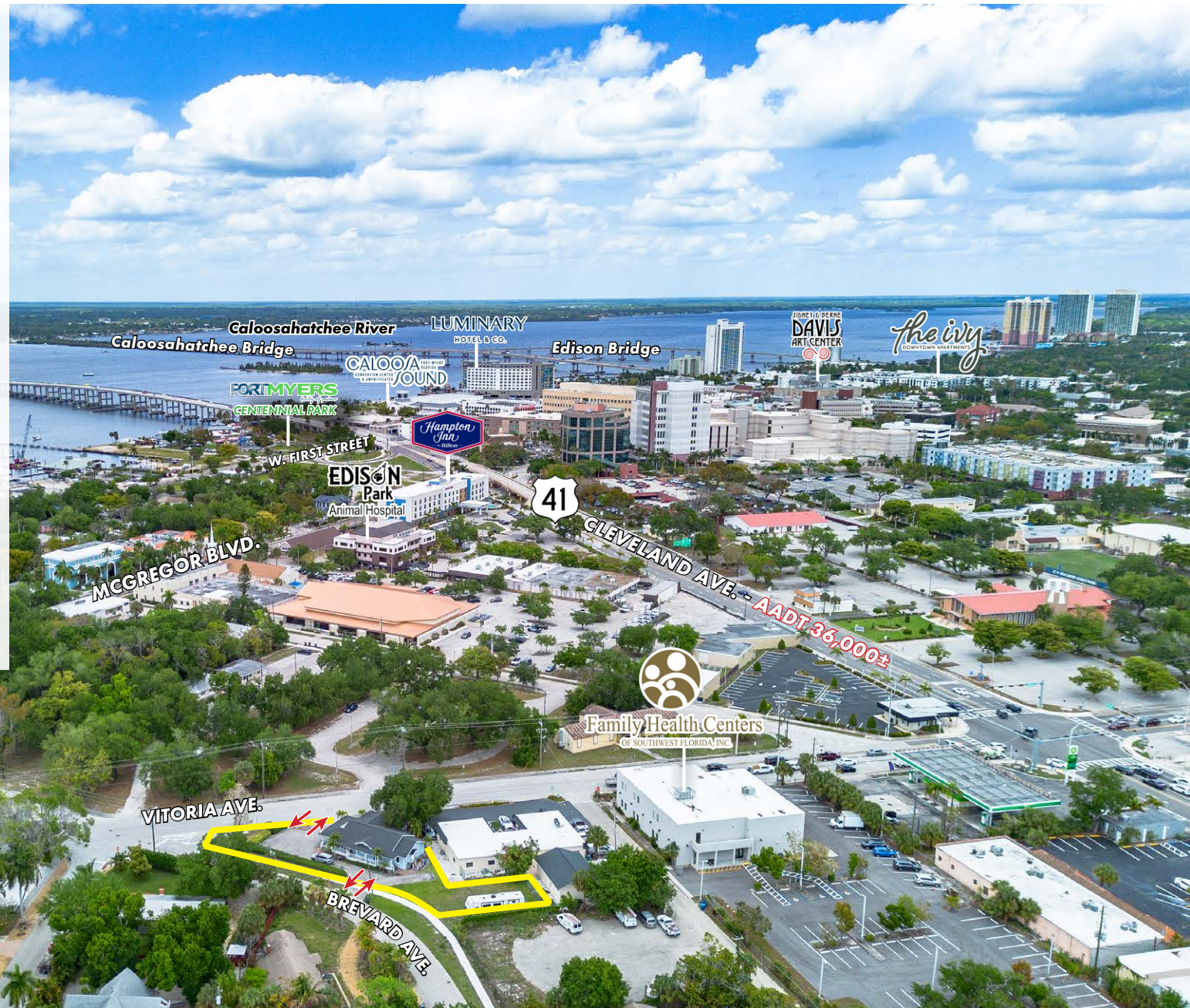
LSI Companies presents this 1,689±Sq. Ft. move-in turnkey office & residential space in Downtown Fort Myers.

1920 Victoria Ave consists of 1,686 square feet, split between professional office space and a 2bed/1bath apartment unit. Ideally suited for an owner looking for a true live-work opportunity, the property benefits from strong visibility to pass-through traffic along Victoria Ave & Clifford St and is just one block from both US-41 and McGregor Blvd.

The office space features an entry foyer, two private offices, and a conference room fronting Victoria Ave, with direct parking in the front of the building. The apartment was recently renovated and is currently rented on a month-to-month basis at \$1,800/mo. There is a large green-space behind the apartment unit that is also included, which could be utilized for excess parking or additional building square footage.



- Live-work building featuring a fully demised professional office space and a two-bedroom, one-bath apartment unit.
- New HVAC in 2025, New roof in 2023, and recent renovations to the apartment unit.
- Less than a mile from the Downtown Fort Myers' core and direct access to US-41 and McGregor Blvd.
- Street-front visibility along Victoria Ave, a connector between two primary thoroughfares and an access point to a large surrounding residential area.
- Walking distance to a Publix-anchored shopping center and a variety of nearby retail and dining options
- On-site parking and easy accessibility for both office and residential users



PROPERTY EXTERIOR



OFFICE INTERIOR

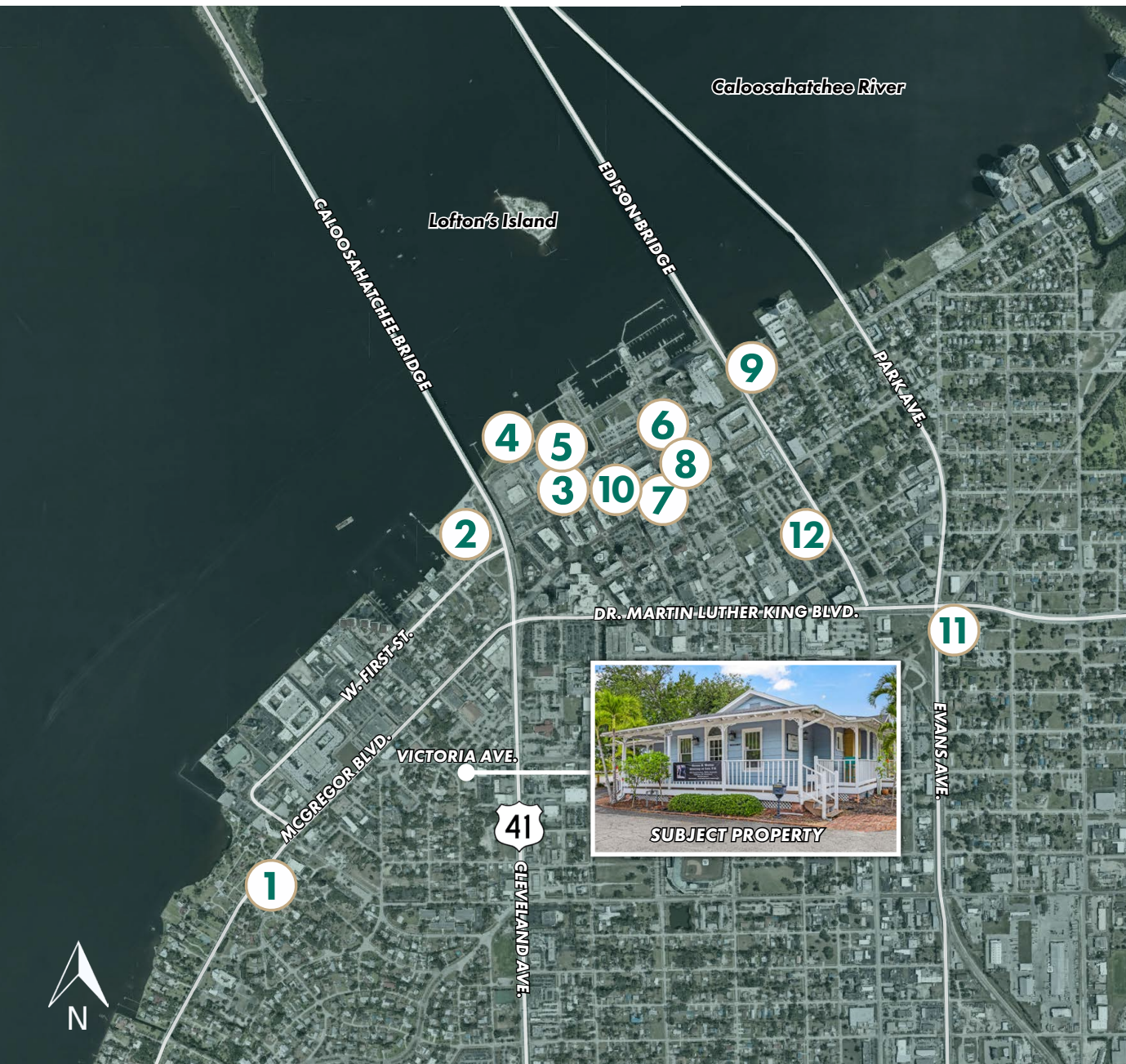


APARTMENT INTERIOR



PROPERTY AERIAL





DINE, SHOP & EXPLORE

Downtown Fort Myers offers a vibrant, pedestrian-friendly setting with outdoor dining, rooftop bars, restaurants, nightlife, and historical sites. The area presents a dynamic shopping experience with various shops and boutiques, art galleries, theaters, and fine restaurants. Within a short stroll, visitors will experience major local attractions while enjoying a scenic view of the Caloosahatchee River and glorious sunsets.

1. Edison Ford Winter Estates
2. Centennial Park
3. BayStreet Yard
4. Caloosa Sound Amphitheater
5. Luminary Hotel
6. Sidney & Berne Art Center
7. Edison Theater
8. Izzy's Fish & Oyster
9. The Burroughs & Gardens
10. Bruno's of Brooklyn
11. IMAG History & Science Center
12. Millennial Brewing Co.

ANNUAL EVENTS & FESTIVALS

Art Walk

Downtown Fort Myers lights up ARTistically the **first Friday of every month** where the streets are lined with local and regional artists selling and displaying their master piece.

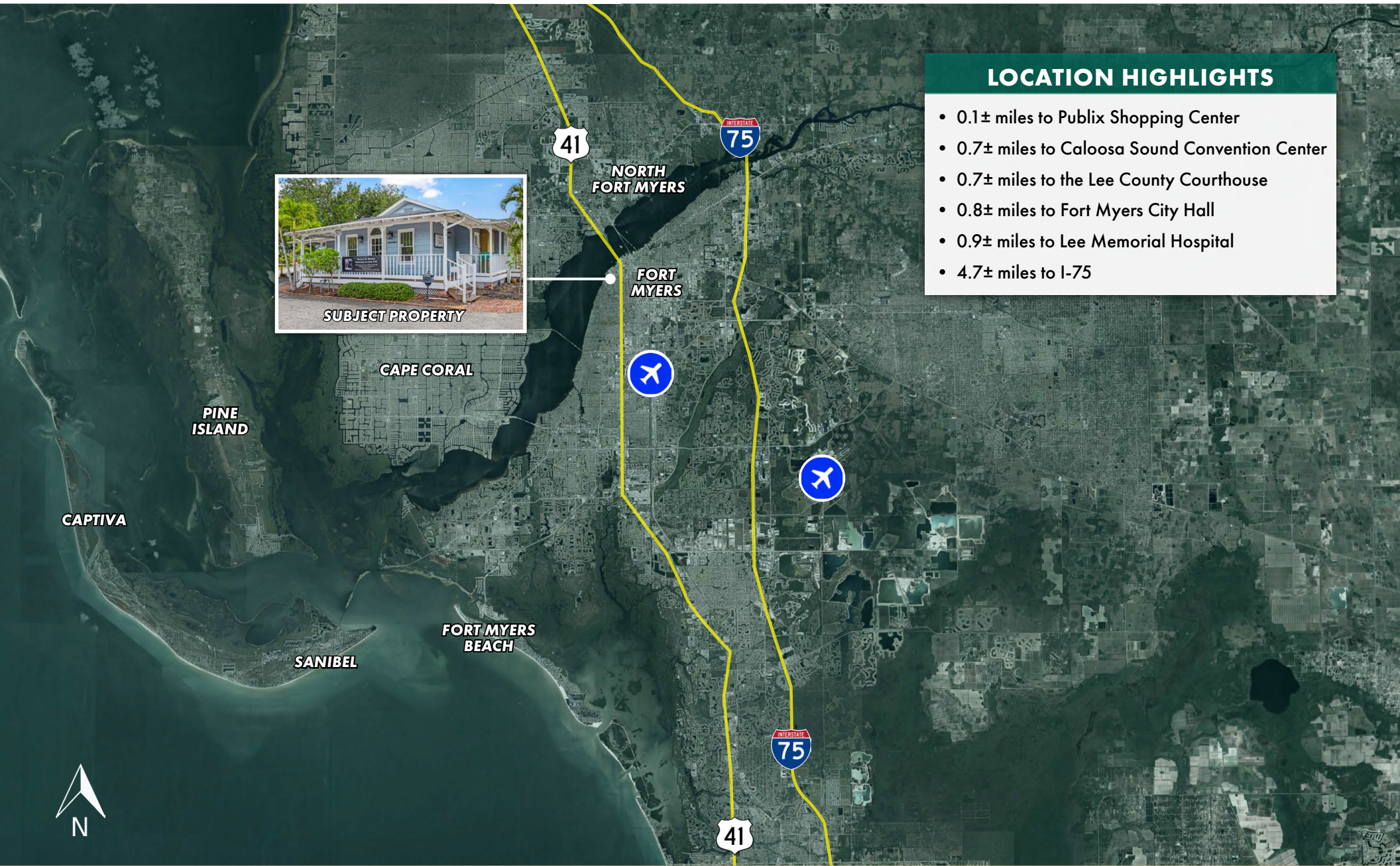
Music Walk

The River District comes alive **on the third Friday of the month** as local and regional musicians line the streets. From jazz and blues to rock & roll, many genres can be heard and vary each month. Free to the public.

Fine Art Fest

More than 200 artists locally, from across the country, and worldwide comes to Ft. Myers for a juried fine art festival in addition to youth art competition, stage performances, food trucks, & more.

LOCATION MAP



LOCATION HIGHLIGHTS

- 0.1± miles to Publix Shopping Center
- 0.7± miles to Caloosa Sound Convention Center
- 0.7± miles to the Lee County Courthouse
- 0.8± miles to Fort Myers City Hall
- 0.9± miles to Lee Memorial Hospital
- 4.7± miles to I-75





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